

Statement of Information

Single residential property located in the Melbourne metropolitan area**Section 47AF of the Estate Agents Act 1980****Property offered for sale**

Address
Including suburb and
postcode

87a Grosvenor Street, St Kilda East Vic 3183

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$875,000

&

\$962,500

Median sale price

Median price \$1,365,000

House

X

Unit

Suburb

St Kilda East

Period - From 01/10/2017

to

31/12/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/39 Balston St BALACLAVA 3183	\$1,000,000	04/12/2017
2	6/4 Pilley St ST KILDA EAST 3183	\$996,000	16/12/2017
3	1/169 Hotham St ST KILDA EAST 3183	\$965,000	26/11/2017

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



 3  2  1

Rooms:

Property Type:

Agent Comments

Comparable Properties



3/39 Balston St BALACLAVA 3183 (REI)

Agent Comments

 3  2  1

Price: \$1,000,000

Method: Private Sale

Date: 04/12/2017

Rooms: -

Property Type: Townhouse (Res)



6/4 Pilley St ST KILDA EAST 3183 (REI)

Agent Comments

 3  2  2

Price: \$996,000

Method: Auction Sale

Date: 16/12/2017

Rooms: -

Property Type: Apartment



1/169 Hotham St ST KILDA EAST 3183 (REI)

Agent Comments

 3  2  1

Price: \$965,000

Method: Private Sale

Date: 26/11/2017

Rooms: -

Property Type: Apartment